128.0	0005	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,400 /	718,400
					USE VALUE:	718,400 /	718,400
					ASSESSED:	718,400 /	718,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAGENDORF ASAPH
Owner 2:	ROZOVSKY NADJA
Owner 3:	
Street 1:	62 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GALLANT JOSEPH C & MARY M -
Owner 2:	-
Street 1:	62 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1310 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4795.000	267,300		451,100	718,400
Total Card	0.110	267,300		451,100	718,400
Total Parcel	0.110	267,300		451,100	718,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.40 | /Parcel: 548.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83411
GIS Ref	
GIS Ref	
Insp Date	07/13/18

!10061!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,300	0	4,795.	451,100	718,400		Year end	12/23/2021
2021	101	FV	259,900	0	4,795.	451,100	711,000		Year End Roll	12/10/2020
2020	101	FV	259,900	0	4,795.	451,100	711,000	711,000	Year End Roll	12/18/2019
2019	101	FV	217,900	0	4,795.	422,900	640,800	640,800	Year End Roll	1/3/2019
2018	101	FV	206,500	0	4,795.	349,600	556,100	556,100	Year End Roll	12/20/2017
2017	101	FV	206,500	0	4,795.	321,400	527,900	527,900	Year End Roll	1/3/2017
2016	101	FV	206,500	0	4,795.	293,200	499,700	499,700	Year End	1/4/2016
2015	101	FV	201,500	0	4,795.	287,600	489,100	489,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:02:25

LAST REV

Date	Time
08/06/18	15:07:24
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10061

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLANT JOSEPH	1386-63		6/29/2010		422,000	No	No		
	569-112		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2010	948	Redo Kit	17,900					& BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Inspected	PH	Patrick H
4/24/2018	MEAS&NOTICE	CC	Chris C
3/28/2011	Info Fm Prmt	BR	B Rossignol
11/13/2008	Meas/Inspect	163	PATRIOT
12/1/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83411
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4795		Sq. Ft.	Site		0	80.	1.18	9									451,079						451,100	

Total AC/HA:	0.11008	Total SF/SM:	4795	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	451,079	Spl Credit		Total:	451,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363149
Depreciation:	95871
Depreciated Total:	267278

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

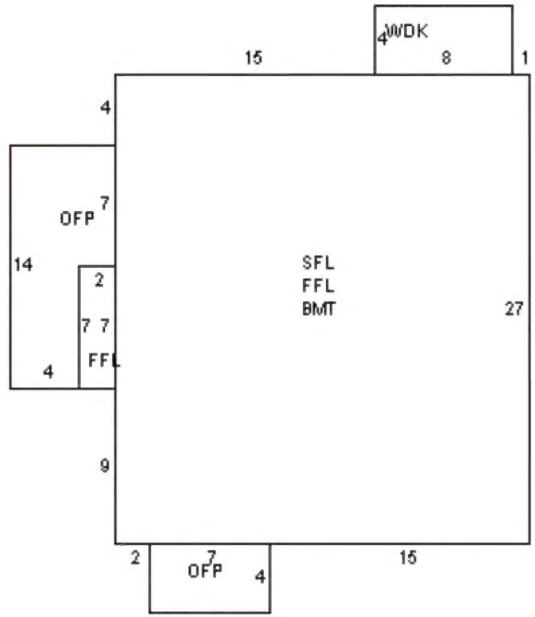
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.41
Special Features:	0	Val/Su Net:	128.02
Final Total:	267300	Val/Su SzAd	204.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	662	180.410	119,431
BMT	Basement	648	54.120	35,072
SFL	Second Floor	648	180.410	116,905
OFP	Open Porch	98	33.000	3,234
WDK	Deck	32	15.840	507

Net Sketched Area:	2,088	Total:	275,149
Size Ad	1310	Gross Area	2088	FinArea	1310
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

128.0-0005-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	